



HOUSING POLICY  
DEVELOPMENT HOD

JUL 16 2007

July 12, 2007

Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

Re: City of Lancaster's General Plan Annual Progress Report for Calendar Year 2006

Dear Sir/Madam:

Enclosed are two copies of the City of Lancaster's Annual Report on the status of the General Plan and progress in its implementation. If you have questions regarding this report, please do not hesitate to contact me at (661) 723-6119.

Sincerely,

Chuen Ng  
Assistant Planner

CN/sc

Enclosures

**Bishop Henry W. Hearn**  
Mayor

**Andrew D. Visokey**  
Vice Mayor

**Jim Jeffra**  
Council Member

**Ed Sileo**  
Council Member

**Ronald D. Smith**  
Council Member

**Robert S. LaSala**  
City Manager



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## **GENERAL PLAN**

# **Annual Progress Report For Calendar Year 2006**

**Prepared by the Lancaster Planning Department**

## CONTENTS

|   |    |
|---|----|
| Introduction.....   | 1  |
| Purpose of the General Plan .....   | 1  |
| Format of the Lancaster General Plan .....                                | 1  |
| Reviewing and Amending the General Plan.....                              | 2  |
| Status of General Plan Implementation.....                                | 3  |
| General Plan Amendments and Land Use Evaluations .....                    | 4  |
| Development Activity Summary (January 1, 2006 – December 31, 2006) .....  | 4  |
| Housing Element Amendment.....  | 6  |
| Residential Building Activity .....                                       | 7  |
| New Construction Need.....  | 8  |
| Housing Affordability.....  | 9  |
| Housing Element Update Schedule .....                                     | 10 |
| Mitigation of Governmental Constraints to the Production of Housing ..... | 10 |

### Tables

|  |    |
|--|----|
| Table 1 – Status of General Plan Specific Action Programs .....                | 4  |
| Table 2 – Development Summary Report January through December 2006 .....       | 5  |
| Table 3 – Building Permits Issued, 2006 .....                                  | 6  |
| Table 4 – New Housing (Lancaster) January 1, 2006 to December 31, 2006 .....   | 7  |
| Table 5 – New Residential Construction & Household Formation (1990-2006) ..... | 8  |
| Table 6 – Household Income Ranges for Lancaster, March 2000.....               | 9  |
| Table 7 – Income Limits for 1 and 2 Bedroom Units, March 2000.....             | 10 |

Per (CCR Title 25 §6202), 2006 HCD Tables showing Housing Element implementation are attached at the end of the report:

|           |   |
|-----------|---|
| Table A:  | Annual Building Activity Report for Very-Low, Low and Moderate Income Units |
| Table A2: | Annual Building Activity Report for Above-Moderate Units                    |
| Table B:  | Regional Housing Needs Allocation Progress                                  |
| Table C:  | Program Implementation Status   |

# **City of Lancaster General Plan**

## **Annual Progress Report**

(January 1 through December 31, 2006)

### **Introduction**

California planning law (Government Code Section 65400(b)(1)) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress on its implementation. A copy of this progress report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The intent of the progress report is to ensure that the general plan directs all land use decisions and remains an effective guide for future development. The main purpose and most important function of the progress report are to provide local legislative bodies with information regarding implementation of the general plan. The following analysis provides an overview of the General Plan program and the progress made by the City during the calendar year from January 1, 2006 to December 31, 2006 toward implementation of the goals, objectives, policies, and programs of the Lancaster General Plan:

### **Purpose of the General Plan**

The Lancaster General Plan can be described as the City's long-term outlook for the future. This view of the future is a compilation of a system of basic community values, ideals, and aspirations as to how the natural and manmade environments should be organized and managed. The plan identifies the types of development that will be allowed, the spatial relationships among land uses, and the general pattern of future development. All subdivisions, public works improvements, redevelopment projects, zoning decisions, and other various implementation tools must be consistent with the General Plan. Thus, the General Plan not only functions as a guide to the type of community that is desired, but also provides the means by which the community may achieve that desired future.

### **Format of the Lancaster General Plan**

State law requires the general plan to address seven mandated elements. However, the general plan need not be organized into these seven elements so long as the issues required by state law are discussed within the document. The City of Lancaster faces a number of broad-reaching issues that cross the well-defined boundaries of the state mandated elements. To directly respond to these issues, the City chose a non-traditional method of organizing its plan. The Lancaster General Plan is divided into nine sections, each of which is described below:

- *Introduction:* provides a brief description of what makes up a general plan, the legislative regulations with which the document must comply with, and the scope of the plan. It also includes a discussion of the general plan preparation process and a description of how it may be interpreted or amended. This chapter also identifies General Community Goals and Objectives that represent the foundation on which all other General Plan Policy is based and discusses five broad issues facing the City and presents comprehensive programs to address each of these issues.

- *Plan for the Natural Environment:* addresses the use and management of natural resources and open space lands within the General Plan study area.
- *Plan for Public Health and Safety:* consists of an evaluation of natural and man-made hazards faced by Lancaster residents and businesses and provides a program to reduce associated risks.
- *Plan for the Living Environment:* contains plans and programs for the provision of quality living environments. It addresses parks, recreation, and other community services.
- *Plan for Physical Mobility:* focuses on transportation issues -- how goods and people move within the study area.
- *Plan for Municipal Services and Facilities:* addresses the services and facilities needed to support existing and future residential, commercial, and industrial development within the study area.
- *Plan for Economic Development and Vitality:* outlines the ways in which the community is striving for economic self-sufficiency, and presents a program to facilitate those efforts.
- *Plan for Physical Development:* focuses on the organization of the City's physical environment into a local, functional, and aesthetic pattern consistent with community values. These policies and programs are illustrated on the General Plan Land Use Map.
- *The Housing Element:* is also part of the General Plan Policy Document but was adopted under separate cover to facilitate review by the State Department of Housing and Community Development.

### **Reviewing and Amending the General Plan**

The Lancaster General Plan is a dynamic document, based on conditions, policies, and community values expressed at a particular moment in time. Since these factors are continually changing, local governments must continually monitor the relevance of their plans to ensure that they remain in touch with their evolving communities.

In July 1996, the City Council authorized the initiation of an update to the City's General Plan and Program Environmental Impact Report in order to re-evaluate the General Plan text and land use map. The need for such action followed region-wide reductions in growth rates projected by the Southern California Association of Governments (SCAG) to the year 2020. The General Plan update program commenced in September 1996 and was completed on October 28, 1997.

Since the time of the last update, the City has entered a period of rapid growth fueled primarily by residential development but also consisting of new commercial and industrial development. This new development continues to absorb available land inventories that were made available with the adoption of the 1997 land use map. Therefore, there is a need to access available land

inventories to determine if adjustments to the land use map will be necessary in order to accommodate projected growth. In conjunction with the land use map, there is a need to review and revise, as necessary, the General Plan Policy document in order to reflect relevant changes to the goals, objectives, policies and action programs.

In April 2004, the Southern California Association of Governments (SCAG) adopted the new Regional Transportation Plan (RTP) which established long term growth projections to the year 2030 for each community within the SCAG region. Since SCAG represents the Council of Governments (COG) for the Southern California region, its projections have provided the basis on which previous General Plan updates were based. These growth projections will provide the foundation for the Lancaster 2030 General Plan update program.

In February 2005, the City Council initiated a City-wide General Plan update. There are six identified steps in the General Plan update process. Step 1 involves the review of existing plans and studies, data collection, and public awareness. Step 2 is the community visioning process, which includes four community workshops, an open house, as well as an online survey to gather what residents and businesses have to say about the future of Lancaster. These initial steps assist the General Plan Team, comprising of City staff and hired consultants, to understand Lancaster and the views and desires of the community. Step 3 is the analysis of various land use alternatives for the City of Lancaster in 2030. Step 4 of the General Plan process is to update the City's goals, policies, and actions and to incorporate data and community feedback from Steps 1 to 3. During Steps 2 through 4, the Citizens Advisory Committee will hold regular meetings throughout calendar year 2007 to guide the goals of the General Plan. A Program Environmental Impact Review (PEIR) will be developed to review impacts of the General Plan during Step 5. The final step is City Council adoption of the Lancaster General Plan 2030, anticipated by mid-2008.

#### **Status of General Plan Implementation during Calendar Year 2006**

As part of the city-wide General Plan update, staff is in the process of a comprehensive overview and revision of all action programs adopted under the 1997 General Plan. Table 1 shows the current status of programs of the adopted General Plan. The "ongoing" status indicates that the program is in the process of implementation or that the program is carried out on a continual basis. Table 1 also gives an overview of the current status of the action programs for each element of the General Plan that have been assigned a "priority". The priority defines a general period during which the City shall initiate the action on the program. Completion dates are then determined once the individual actions are initiated. These priorities are as follows:

|                     |  |
|---------------------|--|
| Priority one (P1)   | Initiate upon adoption (or update) of General Plan         |
| Priority two (P2)   | Initiate within 6 to 12 months following adoption (update) |
| Priority three (P3) | Initiate within 1 to 3 years following adoption (update)   |
| Priority four (P4)  | Initiate within 5+ years following adoption                |
| Ongoing             | For programs in existence                                  |
| Implemented         | For completed programs                                     |

Programs with assigned priorities that have not been initiated due to changing conditions, funding limitations, lack of resources; or other mitigating circumstances will be re-evaluated as part of the comprehensive review under the current City-wide General Plan update.

### General Plan Amendments and Land Use Evaluations

On February 8, 2005, the Lancaster City Council initiated the update of the City's Comprehensive General Plan and suspending the filing of General Plan amendments during the General Plan update process. During calendar year 2006, no General Plan amendments were brought before the City Council for a decision. However, city staff was directed to process all existing General Plan amendment requests filed with the City prior to October 29, 2004. Council also reserved the right to initiate General Plan amendments in the event that they perceive the need to do so during the duration of the comprehensive update. There are nine requests each of which will require the preparation of an environmental impact report. Staff anticipates taking these applications before the City Council sometime during 2007.

**Table 1**  
**Status of General Plan Specific Action Programs**

| General Plan Section                     | State-Mandated Element Addressed      | Status of Specific Action Program |         |     |    |    |    | Total Programs by Element | Percent of Total Programs |
|--|---------------------------------------|-----------------------------------|---------|-----|----|----|----|---------------------------|---------------------------|
|  |                                       | Implemented                       | Ongoing | P 1 | P2 | P3 | P4 |                           |                           |
| Plan for the Natural Environment         | Conservation and Open Space           | 4                                 | 50      | 2   | 8  | 9  | 7  | 80                        | 16%                       |
| Plan for Public Health and Safety        | Noise and Safety                      | 5                                 | 58      | 1   | 5  | 2  | 5  | 76                        | 15%                       |
| Plan for the Living Environment          | Housing, Open Space & Optional Issues | 5                                 | 84      | 4   | 8  | 8  | 0  | 109                       | 22%                       |
| Plan for Physical Mobility               | Circulation                           | 6                                 | 38      | 1   | 5  | 4  | 0  | 54                        | 11%                       |
| Plan for Municipal Services & Facilities | Safety & Optional Issues              | 3                                 | 30      | 1   | 1  | 2  | 2  | 39                        | 8%                        |
| Plan for Economic Development & Vitality | Optional Issues                       | 5                                 | 58      | 1   | 2  | 2  | 0  | 68                        | 14%                       |
| Plan for Physical Development            | Land Use                              | 8                                 | 53      | 4   | 3  | 3  | 0  | 71                        | 14%                       |
| Total                                    |                                       | 36                                | 371     | 14  | 32 | 30 | 14 | 497                       |                           |
| Percent                                  |                                       | 7%                                | 75%     | 3%  | 6% | 6% | 3% | 100%                      | 100%                      |

Source: Lancaster Planning Department

### Development Activity Summary (January 1, 2006 – December 31, 2006)

Table 2 gives an overview of the major projects for new construction that received either discretionary or staff level review and approval during 2006. Table 3 presents an overview of building permit activity for new construction during 2006.

**Table 2**  
**Development Summary Report**  
**January through December 2006**

| Approvals                                    | Subdivisions | Conditional Use Permits   | Director's Review/<br>Site Plan Review  |
|--|--------------|---|---|
| I. Housing (units/lots)                      |              |   |   |
| A. Detached                                  | 1,663 lots   |   |   |
| 1. Single Family                             |              |   |   |
| 2. Mobile Home                               |              |   |   |
| a. Park                                      |              |   |   |
| b. Subdivision                               |              |   |   |
| B. Attached                                  |              |   |   |
| 1. Single family (to include zero lot lines) |              |   |   |
| 2. Condominiums                              |              |   |   |
| 3. Apartments                                |              | 107 units   |   |
| 4. Other (sq.ft.)                            |              |   |   |
| II. Commercial                               |              |   |   |
| A. New (sq. ft.)                             |              |   | 8,556 sq. ft. Jim Klaus office/warehouse<br>4,390 sq. ft. dental office   |
| 1. Office/Professional                       |              |   |   |
| 2. Retail                                    |              | 204,889 sq. ft. office & service space<br>23,680 sq. ft. 3-story hotel and retail<br>95,748 sq. ft. Seabury Winco Foods<br>8,300 sq. ft. Seabury shell bldg.<br>10,840 sq. ft. Seabury shell bldg. C<br>53,000 sq. ft. hotel & commercial cntr.<br>2,538 sq. ft. commercial bldg.<br>14,525 sq. ft. Seabury CVS pharmacy<br>50,975 sq. ft. Marriott hotel<br>72,089 sq. ft. Vallarta market<br>33,250 sq. ft. Martin self-storage<br>18,325 sq. ft. Clock plaza storage | 15,390 sq. ft. two commercial bldg.<br>24,050 sq. ft. commercial center<br>23,060 sq. ft. commercial center<br>13,760 sq. ft. commercial center<br>2,360 sq. ft. commercial center<br>2,134 sq. ft. Weinerschnitzel<br>260 sq. ft. coffee hut<br>11,178 sq. ft. commercial<br>5,860 sq. ft. commercial center |
| 3. Other                                     |              | 18,325 sq. ft. self-storage<br>19,457 sq. ft. AV Adventist school<br>17,377 sq. ft. Valley Bible Church<br>12,627 sq. ft. Church of Nazarene<br>5,525 sq. ft. AV Sikh center  | 2,400 sq. ft. Lancaster Univ. add.  |
| B. Remodel/Addition (sq.ft)                  |              |   | 1,200 sq. ft. AV Hospital add.<br>418 sq. ft. medical office add.   |
| 1. Office/Professional                       |              |   |   |
| 2. Retail                                    |              |   | 77,795 sq. ft. Wal-Mart<br>1,840 sq. ft. Domino's Pizza<br>576 sq. ft. Snooky's add.<br>174 sq. ft. AV Ford office  |
| 3. Other                                     |              |   | 39,666 sq. ft. Lancaster Baptist add.<br>9,900 sq. ft. gymnasium<br>5,000 sq. ft. gymnasium   |
| III. Industrial                              |              |   |   |
| A. New (sq. ft.)                             |              |   |   |
| 1. Research/develop.                         |              |   |   |
| 2. Light mfg.                                |              |   | 17,820 sq. ft. industrial building<br>31,424 sq. ft. warehouse<br>28,800 sq. ft. warehouse<br>16,698 sq. ft. Fox Field industrial park  |



| Approvals     | Subdivisions | Conditional Use Permits | Director's Review/<br>Site Plan Review  |
|---------------|--------------|-------------------------|---|
|               |              |                         | 15,350 sq. ft. warehouse/distribution<br>11,966 sq. ft. industrial building<br>9,600 sq. ft. Woody's unfinished<br>6,512 sq. ft. Rocky's warehouse<br>27,704 sq. ft. Debelling self-storage<br>31,424 sq. ft. Frazier warehouse<br>15,350 sq. ft. Lane warehouse/dist.<br>12,078 sq. ft. racking system |
| 3. Heavy mfg. |              |                         | 9,900 sq. ft. welding<br>26,332 sq. ft. truss cover<br>11,966 sq. ft. industrial building   |
| 4. Service    |              |                         | 964 sq. ft. Greer   |
| 5. Other      |              |                         | 10,080 sq. ft. City maintenance yard  |

Source: Lancaster Planning Department

All of the approvals reflected in Tables 2 and 3 are in conformance with and help to further implement General Plan Community Goal 2 which states "...facilitate the development of the City of Lancaster into a balanced and complete community encompassing a diverse mix of land use types and intensities, housing types and styles, and local employment and business opportunities which combine to provide a quality living and working environment".

**Table 3**  
**Building Permits Issued, 2006**

| New Building Permits                         | January through<br>December |
|--|-----------------------------|
| I. Housing (units)                           |                             |
| A. Detached                                  |                             |
| 1. Single Family                             | 1,663                       |
| 2. Mobile Home Park                          | 0                           |
| B. Attached                                  |                             |
| 1. Single family (to include zero lot lines) | 0                           |
| 2. Condominiums                              | 0                           |
| 3. Apartments                                | 107                         |

Source: Lancaster Planning Department

### **Housing Element Amendment**

The Housing Element of the General Plan is one of the seven State mandated elements and the only one that is required by law to be updated at least once every five years. The foundation for preparation of the Housing Element (or Housing Element amendment) is the determination of the statewide housing need for the five-year planning cycle by the State Department of Housing and Community Development (HCD). State law requires HCD to provide the Southern California Association of Governments (SCAG) with the region's share of the state-wide housing need. SCAG in turn works with sub-regions and cities to determine each jurisdiction's share of the regional housing need through the Regional Housing Needs Assessment (RHNA) process.

Throughout most of the 1990's decade, the State suspended the mandate to prepare the RHNA and funds necessary to perform the assessment were not made available. During this time, two

pieces of legislation were approved (and a third was later added) that revised State housing law and extended the State's mandated deadline for Housing Element adoption from June 30, 1996 to December 31, 2000 for the planning period 2000-2005. SCAG also suspended work on the RHNA. When the City commenced the update of the General Plan in 1996, it had intended to include the Housing Element amendment within the overall scope of work for the 1997 General Plan. However, since SCAG had not conducted the RHNA, the City elected to postpone the update of the Housing Element.

In 1998, the State finally made the necessary funding available for SCAG to perform the RHNA which was completed in November 2000. In July 2000, the City initiated General Plan Amendment No. 00-05 to begin the Housing Element amendment process and submitted the draft document to HCD on January 26, 2001. On February 20, 2001, the Planning Commission opened the public hearing to receive public testimony on the draft. During the 60-day State review period, City staff worked with HCD to address their concerns regarding the draft document and on May 29, 2001, staff submitted a revised draft to HCD. On June 8, 2001, the City received correspondence from HCD finding the draft Housing Element amendment to be in compliance with State housing element law. On June 18, 2001, the Planning Commission adopted a resolution recommending to the City Council approval of the draft document. On June 26, 2001, the City Council approved the Draft Housing Element Amendment. On September 21, 2001, HCD submitted correspondence finding the City's adopted Housing Element to be in full compliance with State housing law. Adoption of the Housing Element amendment represents the last phase in the 1997 General Plan update program. Following is an overview for year 2006.

#### *Residential Building Activity*

Table 4 shows that during 2006, the City of Lancaster issued 1,663 building permits for new single family homes and 107 multiple family units. During this same period, construction was completed on 1,251 single family homes and 2 multi-family units as noted in the table. Also during 2006, the City issued permits for the demolition of 5 multi-family units. Subtracting the demolitions leaves a net construction figure of 1,248 residential dwelling for the calendar year.

**Table 4**  
**New Housing (Lancaster)**  
**January 1, 2006 to December 31, 2006**

| New Residential Units |                |                   | Demolitions     | Net New Units                      |
|-----------------------|----------------|-------------------|-----------------|------------------------------------|
| Unit Type             | Permits Issued | Units Constructed | All Residential | Units Constructed Less Demolitions |
| Single Family         | 1,663          | 1,251             | 0               | 1,251                              |
| Multiple Family*      | 107            | 2                 | 5               | -3                                 |
| Group Quarters        | 0              | 0                 | 0               | 0                                  |
| Total                 | 1,770          | 1,253             | 5               | 1,248                              |

\*Represents dwelling units

Source: Lancaster Department of Building and Safety

### *New Construction Need*

The SCAG Regional Housing Needs Assessment (RHNA, 1999) projected a need for an additional 9,285 housing units of all types within the City of Lancaster between January 1, 1998 and July 1, 2005. The City estimates that 5,719 housing units were built between 1998 and 2005 inclusive, which accounts for 62% of the RHNA projection.<sup>1</sup> At the time of this writing, the RHNA projection for the upcoming Housing Element cycle that includes Year 2006 has not yet been released. Thus, staff will compare 2006 construction figures to the last RHNA projections.

The 1998-2005 RHNA projection represents an annualized need of 1,238 new residential units per year. The 1,248 net housing units constructed during 2006 represent 101% of the projected annualized need. Table 5 indicates that household growth has increased since the 1990s, with a 2.0% rate during the 2000s compared to 1.5% rate during the 1990s. Table 5 further shows that housing production and household formation closely paralleled each other during the decade and continue to do so through 2006.

Between 2000 and 2006 inclusive, the average annual rate for housing production and household formation was 2.0%. This is slightly above the rate of the previous decade average growth figure. The number of new housing units and new households has continued to increase each year since 2000, although 2006 saw a decrease in units after 2005. As detailed in the Housing Element amendment, adequate sites with appropriate zoning and infrastructure needed to facilitate the full range of housing types are available to accommodate the RHNA new construction need if market conditions so dictate.

**Table 5**  
**New Residential Construction and Household Formation**  
**Lancaster (1990 – 2000 & 2000 – 2006)**

|                             | <b>Housing<br/>Production</b> | <b>Household<br/>Formation</b> | <b>Difference</b> |
|-----------------------------|-------------------------------|--------------------------------|-------------------|
| 1990 - 2000                 |                               |                                |                   |
| 1990                        | 36,525                        | 32,901                         | 3,624             |
| 2000                        | 41,745                        | 38,224                         | 3,521             |
| Average Growth<br>1990-2000 | 522                           | 532                            | 22                |
| Percent Growth              | 1.4%                          | 1.6%                           | 0.2%              |
| 2000 - 2006                 |                               |                                |                   |
| 2000                        | 41,745                        | 38,224                         | 3,521             |
| 2006                        | 46,790                        | 42,844                         | 3,946             |
| Average Growth<br>2000-2005 | 840                           | 770                            | 70                |
| Percent Growth              | 2.0%                          | 2.0%                           | 0%                |

Source: Census Bureau 1990, 2000, State Dept. of Finance 2006

<sup>1</sup> The number of housing units constructed was not available for 1998 and 1999; the number of permits issued, considered comparable, was used instead.

*Housing Affordability*

As part of the 2000-2005 Housing Element amendment, staff performed an analysis on new construction permits that were issued during January 1, 1998 to December 31, 2000. All of the 569 residential units examined were of single family detached construction. Of the total number, 116 had addresses that would place them in East Lancaster while 453 had addresses that placed them in West Lancaster. According to information from the Greater Antelope Valley Economic Alliance, the average price of homes sold in East Lancaster during the first half of 2000 was \$90,755, while the average price of homes sold in West Lancaster during this time was \$106,948. As indicated in Table 6, a family of four making between \$26,050 and \$41,700 in 2000 would be considered as a low-income household within Los Angeles County.

**Table 6**  
**Household Income Ranges for Lancaster**  
**March, 2000**

| <b>Income Category</b> | <b>Percent of Median Income</b> | <b>Income Limit</b> |
|------------------------|---------------------------------|---------------------|
| Very low               | <50 percent                     | 0 - \$26,050        |
| Low                    | 51 – 80 percent                 | \$26,050 - \$41,700 |
| Moderate               | 81 – 120 percent                | \$41,700 – \$62,500 |
| Above Moderate         | >120 percent                    | >\$62,500           |

Source: HUD Income Limits, March 2000, based on a family of four.

Applying the HUD criterion that housing costs should not exceed 30 percent of gross income would equal a monthly housing expense range for low-income households of \$630 to \$1008. At an interest rate of 7% on a 30-year fixed rate loan, the monthly payment on a \$90,755 home would be \$604. Since this mortgage payment would fall at the bottom of the lower-income range for Los Angeles County (see Table 7), it can be concluded that all of the homes constructed within East Lancaster during this time were affordable to low-income families.

**Table 7**  
**Income Limits for 1 and 2 Bedroom Units**  
**March, 2000\***

| <b>Income Level</b> | <b>1 Bedroom</b> | <b>2 Bedrooms</b> |
|---------------------|------------------|-------------------|
| Very Low            | \$521            | \$651             |
| Low                 | \$834            | \$1,043           |
| Median              | \$1,043          | \$1,303           |
| Moderate            | \$1,250          | \$1,563           |

Source: State Dept. of Housing and Community Development, 2000  
Based upon 2 person and 4 four person households.

A family of four making between \$41,700 and \$62,500 would qualify as a moderate-income household within Los Angeles County during 2000. Applying the above methodology, the monthly housing expense range for the four-member moderate-income household would be \$1008 to \$1510. At the same interest rate and loan terms as above, the monthly mortgage payment on a \$106,948 home would equal \$712. Therefore, it can be concluded that all of the homes constructed within West Lancaster during this period would be affordable to low to moderate income families.

Since the time of this analysis, there has been a substantial increase in the median price of homes throughout the Southern California region. Therefore, the status of housing affordability will be re-evaluated as part of the next Housing Element update.

#### **Housing Element Update Schedule**

Former Governor Davis signed into law Senate Bill 491 (Ducheny), Chapter 58, Statutes of 2003. Chapter 58 extended the planning period of existing housing elements for one year, postponing the due date for the next revision of local housing elements. Chapter 58 was an urgency statute which became effective immediately upon signing. With respect the City of Lancaster, which is within the regional jurisdiction of the Southern California Association of Governments (SCAG), Chapter 58 extended the planning period for the fourth revision date of the Housing Element to January 1, 2006. Further extensions granted during 2004 extended the deadline for adoption of the Housing Element until July 1, 2008.

#### **Mitigation of Governmental Constraints to the Production of Housing**

The mandate that local governments provide for housing for all economic segments of the community is but one of many, often conflicting, responsibilities they face. In addition to dealing with issues of affordable housing and housing rehabilitation, cities must provide municipal services and facilities, protect the natural environment, ensure a high quality of development and urban design, reflect the concerns of City residents, and facilitate increases in local employment and sales tax-generating uses. These responsibilities must be met in an era of

increasingly tight budgets. As a result of state laws relating to municipal finance, reductions in federal and state funds for infrastructure and other programs, and changing public attitudes toward growth, local agencies have had to require that development internalize many costs which were once subsidized by various public funds. As a result, the cost of development inevitably increases, and the American dream of owning a home becomes more difficult for those who are not fortunate to already own a home.

Along with the mandate for local governments to provide housing for all economic segments of the community is the democratic principle that government respects the desires of the governed. Over the past several years, there has been an increasing concern on the part of single family residents in Lancaster and throughout Southern California regarding a proliferation of apartments and multi-family development. In many communities, “low and moderate income housing” is perceived as a problem to be avoided, rather than a public responsibility, and individuals are electing local government on a platform of “no more apartments.” The result is that community acceptance of multi-family development is severely limited.

However, the City has taken a number steps in reducing governmental constraints to the production of housing for all income levels. Existing development regulations allow residential projects an increased density of at least 25 percent over the maximum authorized density of the zone, plus other incentives, when the developer agrees to set aside a prescribed percentage of units within the project for lower-income households. Multi-family projects over 10 units not adjacent to single-family residential as well as second dwelling units on lots over 10,000 square feet can be process administratively, as opposed to a conditional use procedure, which would require a public hearing. Final subdivision maps, which once required approval by the City Council, are now approved by the Director of Public Works, decreasing processing time and housing construction costs.

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Lancaster  
Reporting Period 01-Jan-06 - 31-Dec-06

Table A

## Annual Building Activity Report Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

| Housing Development Information                                 |               |                               |                                    |            |                 |                       |                         |  |                       | Housing with Financial Assistance and/or Deed Restrictions  |  | Housing without Financial Assistance or Deed Restrictions |
|---|---------------|-------------------------------|------------------------------------|------------|-----------------|-----------------------|-------------------------|--|-----------------------|---|--|---|
| 1   | 2             | 3                             | 4                                  |            |                 |                       | 5                       | 6  | 7                     | 8   |  |   |
| Project Identifier<br>(may be APN No., project name or address) | Unit Category | Tenure<br>R=Renter<br>O=Owner | Affordability by Household Incomes |            |                 |                       | Total Units per Project | Assistance Programs for Each Development | Deed Restricted Units | Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. |  |   |
|   |               |                               | Very Low Income                    | Low Income | Moderate Income | Above Moderate Income |                         | See Instructions                         | See Instructions      |   |  |   |
|   |               |                               |                                    |            |                 |                       |                         |  |                       |   |  |   |
|   |               |                               |                                    |            |                 |                       |                         |  |                       |   |  |   |
|   |               |                               |                                    |            |                 |                       |                         |  |                       |   |  |   |
|   |               |                               |                                    |            |                 |                       |                         |  |                       |   |  |   |
|   |               |                               |                                    |            |                 |                       |                         |  |                       |   |  |   |
|   |               |                               |                                    |            |                 |                       |                         |  |                       |   |  |   |
| (9) Total of Above Moderate from Table A2                       |               |                               |                                    |            |                 |                       | 1,253                   |  |                       |   |  |   |
| (10) Total by income units (Field 5) Table A                    |               |                               | ▲                                  | ▲          | ▲               | ▲                     | 1,253                   |  |                       |   |  |   |

# ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202 )

|                  |                       |
|------------------|-----------------------|
| Jurisdiction     | City of Lancaster     |
| Reporting Period | 01-Jan-06 - 31-Dec-06 |

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)

|   | Single Family | 2 - 4 Units | 5+ Units | Second Unit | Mobile Homes | Total |
|---|---------------|-------------|----------|-------------|--------------|-------|
| No. of Units Permitted for Above Moderate | 1,251         | 2           |          |             |              | 1,253 |



**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. |                     | 2006                            | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|---------------------|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
| Income Level   |                     | RHNA Allocation by Income Level |        |        |        |        |        |        |        |        |        |                                 |                                      |
| Very Low   | Deed                | N/A                             | 0      |        |        |        |        |        |        |        |        |                                 |                                      |
|  | Non-deed restricted |                                 | 0      |        |        |        |        |        |        |        |        |                                 |                                      |
| Low  | Deed                | N/A                             | 0      |        |        |        |        |        |        |        |        |                                 |                                      |
|  | Non-deed restricted |                                 | 0      |        |        |        |        |        |        |        |        |                                 |                                      |
| Moderate   | Deed                | N/A                             | 0      |        |        |        |        |        |        |        |        |                                 |                                      |
|  | Non-deed restricted |                                 | 0      |        |        |        |        |        |        |        |        |                                 |                                      |
| Above Moderate   |                     | N/A                             | 1,253  |        |        |        |        |        |        |        |        | 1,253                           |                                      |
| Total RHNA by COG.   |                     | N/A                             |        |        |        |        |        |        |        |        |        | 1,253                           |                                      |
| Enter allocation number:   |                     |                                 | 1,253  |        |        |        |        |        |        |        |        |                                 |                                      |
| Total Units  |                     |                                 |        |        |        |        |        |        |        |        |        |                                 |                                      |
| Remaining Need for RHNA Period   |                     |                                 |        |        |        |        |        |        |        |        |        |                                 |                                      |

| Jurisdiction      | Reporting Period      |
|-------------------|-----------------------|
| City of Lancaster | 01-Jan-06 - 31-Dec-06 |

**Table C**  
**Program Implementation Status**

[illegible]